



Northumberland Estates

Planning Applications
Development Services
Northumberland County Council
County Hall
Morpeth
NE61 2EF

GM/G591

31 October 2018

Dear Sir or Madam,

**Reserved Matters Submission of Outline Planning Application 16/02082/OUT,
Land South of Regents Drive, Prudhoe, Northumberland**

Outline planning permission was granted in December 2016 for the mixed-use development of A1 retail, A3/A5 drive-thru restaurant, A3/A4 pub/restaurant, C1 hotel and petrol filling station. The development site is on land off Princess Way (A695) and is divided into an eastern and western area by an unnamed road leading to Castlefields Drive.

The eastern and western areas will be developed in phases and not necessarily simultaneously. This Reserved Matters planning application relates entirely to the eastern area, and all relevant planning conditions of the outline consent (16/02082/OUT) will be discharged in relation to this eastern area in accordance with a Phasing and Completion Plan as required by condition 8.

In accordance with conditions 1 and 2, this application seeks approval for details of the layout, scale, appearance and landscaping of the proposed development, and this application consists of the following plans and documents:

- Location Plan
- Existing Site Plan
- Proposed Site Plan
- Proposed Building Plan Block 1
- Proposed Building Elevations Block 1
- Proposed Building Plan Block 2
- Proposed Building Elevations Block 2

- Proposed Building Plan Block 3
- Proposed Building Elevations Block 3
- Proposed Building Plan Drive-thru
- Proposed Building Elevations Drive-thru
- Proposed Surface Treatment Plan
- Proposed Boundary Treatment
- Proposed Boundary Sections
- Swept Path Analysis Service Road
- Swept Path Analysis Drive-thru
- Landscape Proposals Plan
- External Lighting Layout
- External Electrical Services Layout
- Design and Access Statement

Should you wish to discuss this or require any further information please do not hesitate to contact me at guy.munden@northumberlandstates.co.uk or 01665 511141. I look forward to hearing from you.

Yours sincerely

Guy Munden